

Inspection Agreements and Limitations for Matt Fletcher Home Inspections LLC

Scope of Inspection: The inspection is meant to determine the general condition of the building(s) at the time of inspection and is done in accordance standards and practices established by the **National Association of Home Inspectors (NAHI)**. Matt Fletcher has a copy of the Standards and practices of NAHI if you would like to review them. This inspection is for the purpose of advising the **customer/buyer only**. All inspecting and testing is done on a sampling basis. For example, we will test most of the plugs and lights in the house, however because of furniture, boxes, debris, no access, time limitations, every plug or light may not be tested. Every home will have some small problems. The main purpose of a home inspection is to find large or costly problems. **Home inspectors are generalists which have training in all areas of construction but are not necessarily experts in any single area.** If something suspicious is discovered, the inspector may advise you to consult with an expert in that area.

What I do: Check home or building for major defects or repair concerns. Depending on the size of the building, we inspect between 200 and 400 individual items including: Test furnace for carbon monoxide and natural gas leakage, estimate the age of the furnace, hot water tank, air conditioning unit and roof and estimate how much longer they will **probably** last based on **average life expectancy**. Test plug outlets for proper wiring and determine general condition of electrical system, examine electric service for damage or improper wiring. Check water pressure at all sinks and for leaks underneath. Enter into accessible spaces such as the attic, crawl spaces and under stairs, storage spaces.

What I do NOT do: Soil analysis, verify square footage, property lines, year built, determine local building codes past or present, sprinkler systems, inspect underground sewer lines, check for underground oil storage tanks, check for past building permits, inspect swimming pools, test for soil pollution, radon, asbestos, mold, lead or contamination of any type. We are not a licensed termite inspection company however, if any signs of wood destroying insects are observed, it will be reported. I will not move large furniture, rugs, and stored items in closets or debris to gain access to blocked areas of home or garage. This inspection is **not a guarantee or warranty** that any part of the building will not break down or need repairs any time in the future. This inspection report **covers only the items listed in the report**. If you choose to participate in the inspection by climbing on Matt Fletcher's ladder or using other equipment, you do so at your own risk. Matt Fletcher is not responsible for any injury you suffer.

After closing on the inspected property, the buyer(s) discover any overlooked problems, the buyer(s) agree to make a reasonable effort to allow Matt Fletcher to re-inspect and document the discovered problem **prior to being repaired**. **There is no charge for the re-inspection. If the buyer(s) do not do this, they forfeit any and all legal recourse including arbitration since they destroyed or removed the evidence of any wrong doing or errors on the part of Matt Fletcher.** The buyer(s) agree to read and understand this report in its entirety before purchasing the inspected property. All repairs recommended by Matt Fletcher are to be performed by a licensed and insured contractor, or homeowner. All required permits will be obtained for any repairs. Any estimates on costs of recommended repairs are **only ballpark numbers** and you (the buyer) should get estimates from 3 contractors that specialize in that area before you make your final decision to purchase the inspected property.

Matt Fletcher Home Inspections LLC is a member of the Better Business Bureau (BBB). ANY disputes arising between Matt Fletcher Home Inspections LLC and it's inspection client(s) will be brought to mediation and/or arbitration conducted by a BBB certified arbitrator for final resolution rather than filing a lawsuit or going to court. Any awarded damages in arbitration are limited to one thousand dollars. By my signature below or the acceptance of this report, I acknowledge that I have read this agreement and limitations, and that I understand the terms and conditions and I agree to be bound by these.

Signature _____ Date _____

Print Name _____ Inspection Fee \$ _____

E-mail _____ Phone _____

Address of property being inspected _____